

December 31, 2002

Bill & Natacha Sesko

(b) (6)

Bremerton WA 98312

Department of Community Development
Environmental Planner / Adrienne Ralph
aralph@ci.bremerton.wa.us

Tel 360-478-5845
Fax 360-478-5278
286 4th Street
Bremerton, WA 98337

Re: Pennsylvania Avenue Property

Mr. & Mrs. Sesko:

This letter is in response to the meeting Chris Hugo, Jim Svensson, and Dri Ralph had with you on 22 November 2002. As indicated at that meeting, the Department of Community Development has reviewed the Shoreline Master Program (SMP) and zoning code policies that are applicable to the property at the end of Pennsylvania Avenue.

The shoreline designation of this property is Industrial. The zoning designation is Business Park (BP). The SMP allows for several permitted uses (see enclosed highlighted SMP table). The zoning code allows for a number of uses as well (see enclosed highlighted zoning code table). The difficulty you articulated in the meeting seems to be discerning where the crossover exists between allowed uses in the SMP and zoning code. While this letter cannot articulate all uses, or give specific project suggestions, it will generally outline possible uses. The applicable regulations will also be enclosed.

The majority of uses allowed outright in both the SMP and zoning code are commercial uses landward of the Ordinary High Water Mark (OHWM). While these uses are allowed in the SMP and zoning code they must follow the guidelines for commercial development outlined in chapter five of the SMP (enclosed). For instance, a commercial project should be *water-dependent*, *water-related* or *water-enjoyment* (definitions enclosed). Any of those uses that can be demonstrated to be *water-dependent*, *water-related* or *water-enjoyment* would likely be approved through a Shoreline Substantial Development Permit process provided they meet the other standards outlined in the SMP and zoning code. While fewer in number, there are industrial or automotive/transportation options that could also be utilized (see tables). The list of allowable uses grows if you consider that numerous activities can be permitted via a special use permit provided they meet set standards.

Finally, we recommend that if you cannot identify activities you would like to take place on your site, that you actively participate in the Comprehensive Plan update process, Shaping Bremerton,

● Page 2

December 31, 2002

and the soon to begin update process for the Shoreline Master Program and recommend changes to the current designations. If you have any further questions, please do not hesitate to contact me.

Sincerely,

Adrianne Ralph
Environmental Planner

encl (6)

cc: Chris Hugo, Director DCD
Jim Svensson, Development Manager